

City Council
Atlanta, Georgia

08-0-0099

Z-07-123

Date Filed: 12-11-07

AN ORDINANCE
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at at **2889 and 2271 Memorial Drive, S.E** be changed from the C-1 (Commercial Business) District and the R-4 (Single family Residential) District to the MRC-2 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 182, 15th District, Dekalb County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Solar Land Surveying Company Job No. 07-7506

Jones Pierce Architects
730 Peachtree Road ~ Suite 350
Atlanta, Georgia 30308
Attn: Matt Wilson dir: 404.446.3886
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Planning

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Legal Description (Composite)

2889 Memorial Drive, SE, Atlanta, Georgia 30317

Being all that tract or parcel of land lying and being in land lot 182 of the 15th land district, Dekalb County, Georgia and being more particularly described as follows:

COMMENCING at the point formed by the intersection of the south right-of-way of Memorial Drive / SR 154 (right-of-way width varies) and the southwest right-of-way of Candler Road / SR 155 (right-of-way width varies) if said right-of-ways were extended;

THENCE in a southeasterly direction and along the southwest right-of-way of Candler Road / SR 155, South 19 degrees 55 minutes 04 seconds East for a distance of 18.63 feet to a rebar found on said right-of-way and the **True Point of Beginning**.

THENCE from said Point of beginning as thus established, South 19 degrees 55 minutes 04 seconds East for a distance of 70.33 feet to a point on said right-of-way;

THENCE continuing in a southeasterly direction along said right-of-way, South 21 degrees 06 minutes 31 seconds East for a distance of 51.38 feet to a point on said right-of-way;

THENCE continuing in a southeasterly direction along said right-of-way, South 21 degrees 39 minutes 56 seconds East for a distance of 9.55 feet to a #4 rebar placed on said right-of-way;

THENCE continuing in a southeasterly direction along said right-of-way, South 21 degrees 39 minutes 56 seconds East for a distance of 57.67 feet to a #4 rebar placed on said right-of-way;

THENCE leaving said right-of-way, North 86 degrees 40 minutes 59 seconds West for a distance of 142.95 feet to a #4 rebar placed;

THENCE South 19 degrees 12 minutes 59 seconds East for a distance of 57.85 feet to a #4 rebar placed;

THENCE South 05 degrees 03 minutes 21 seconds West for a distance of 51.62 feet to a #4 rebar placed;

THENCE North 86 degrees 25 minutes 22 seconds West for a distance of 229.37 feet to an open top pipe found on the east side of a 10 foot alley (not open);

THENCE in a northerly direction along the east side of said alley, North 01 degrees 40 minutes 51 seconds East for a distance of 80.14 feet to a #4 rebar placed;

THENCE continuing in a northerly direction along the east side of said alley, North 01 degrees 40 minutes 51 seconds East for a distance of 200.00 feet to an open top pipe found on the south right-of-way of Memorial Drive / SR 154;

THENCE in an easterly direction along said right-of-way, South 88 degrees 48 minutes 32 seconds East for a distance of 64.05 feet to an open top pipe found on said right-of-way;

THENCE leaving said right-of-way, South 00 degrees 50 minutes 34 seconds West for a distance of 127.65 feet to a point;

THENCE, South 86 degrees 58 minutes 25 seconds East for a distance of 62.63 feet to a point;

THENCE, North 01 degrees 08 minutes 27 seconds East for a distance of 130.39 feet to an open top pipe found on the south right-of-way of Memorial Drive / SR 154;

THENCE in an easterly direction along said right-of-way, South 89 degrees 46 minutes 00 seconds East for a distance of 133.67 feet to a point on said right-of-way. Said point being the northwest end of a chamfer;

THENCE in a southeasterly direction along said chamfer, South 49 degrees 38 minutes 26 seconds East for a distance of 27.13 feet to a rebar found and the **True Point of Beginning**.

Said tract of parcel of land contains 72,968 sq. ft. / 1.68 acres and is subject to all easements, restrictions, covenants and other matters of record.